

Summary of Acts and Massachusetts General Laws (MGL) cited in the bylaw

Wetlands Protection Act 1972 (MGL 131 s.40 and CMR 10.00) (see pgs. 13 and 29)

Rivers Protection Act 1996 (MGL 131 s.40 and Ch.258 of the Acts of 1996) (see pgs. 13, 29, 34)

Subdivision Control Law 1996 rev.2009 (MGL 41 s.81M and 81P) – see pgs. 4, 5, 29, 35)

Scenic Mountain Act 2004 (MGL 131 s 39A) (see pg. 29)

Massachusetts Environmental Policy Act 2008 (MEPA) (MGL 20 s.61 and 301 CMR 11.00 (see pg. 34)

MGL 40A s.3 - Subjects which zoning may reasonably regulate (no Special Permit): agriculture, religious or educational nonprofit, child care facility, mobile homes after disaster, handicapped ramp, solar, interior of single-family residential building, manufactured home after disaster, antenna for amateur radio operator, district boundaries can only be changed by amendment to zoning. (see pgs. 2,8)

MGL 40A s.4 - Uniform Districts - bylaw “shall be uniform within a district for each class or kind of structures or uses permitted.” case law – “upon principles of equal treatment: all land in similar circumstances should be treated alike...” (see pg. 9)

MGL 40A s.5 - Adoption or change of bylaws; procedures (see pg. 1)

MGL 40A s.6 - Zoning for preexisting nonconforming structures– Special Permit regs. Single and Two-family SP regs. “nonconforming nature of structure” and “not more detrimental to the neighborhood” “at the time of recording or endorsement” (see pgs. 1, 9)

MGL 40A s.7 - Building Inspector/ZEO - enforcement and violations (see pg. 29-31)

MGL 40A s.8 - Who can appeal to Permit Granting Authority (Planning Board or ZBA) (see pg. 35)

MGL 40A s.9 - Special Permits, Associate Member (see pg. 31 – 33)

MGL 40A s.10 - Variances (see pgs. 35-36)

MGL 40A s.11 - Public Hearings (see pg. 36)

MGL 40 s.21 - Fines for violation of bylaws (see pg. 31)

MGL 40 s.21D - Noncriminal Disposition of Ordinance, By-Law, Rule or Regulation Violations accepted by town in General Bylaws Ch.1

MGL 41 s.81A - Planning Board – membership (see pg. 31)

MGL 44 s.53G - Employment of Outside Consultants - Wireless Facility (pg. 18), Camps (pg.23), Solar (pg. 27), Special Permits (pg.32), ZBA appeals and variances (pgs.35, 36).

MGL 94G - Marijuana, not medically prescribed (see pg. 8)

MGL 140 s.22 - Boarding House definition (see pg. 3)